

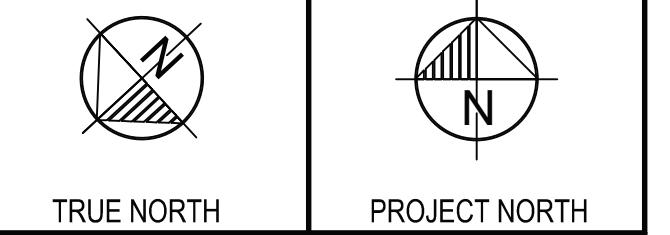
ZONING REQUIREMENTS		
LEGAL DESCRIPTION OF PROPERTY:		
TOPOGRAPHICAL SURVEY OF BLOCK 9 REGISTERED PLAN 4M-944 CITY OF OTTAWA SURVEYED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.		
ZONING MECHANISM	EXISTING	REQUIRED
Minimum Lot Area	3507m ² (0.35 ha)	NO MIN.
Building Area	458m ²	243.98m ²
Minimum Lot Width	50.227m	NO MIN.
Minimum Front Yard Setback	18.154m	18.154m (NO CHANGE)
Minimum Exterior Side Yard Setback	1.748m	2.00m
Minimum Interior Side Yard Setback	20.434m	2.00m
Minimum Rear Yard Setback	46.265m	2.00m
Maximum Floor Space Index	13.05%	NO MAX
Maximum Building Height	4.038m	11m (Permitted)
Minimum Landscape Setbacks	TO REMAIN	NO MIN.
Parking	30	0
MC (2288) S349-H "MIXED-USE CENTER ZONE"		
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05	2025-10-20	INITIAL SK5 FOR REVIEW

REVISIONS		
NO.	DATE YYYY-MM-DD	DESCRIPTION
06	2025-10-29	INITIAL SK6 FOR REVIEW
07	2025-11-19	SITE PLAN UPDATED FOR REVIEW
08	2025-12-17	SITE PLAN APPLICATION

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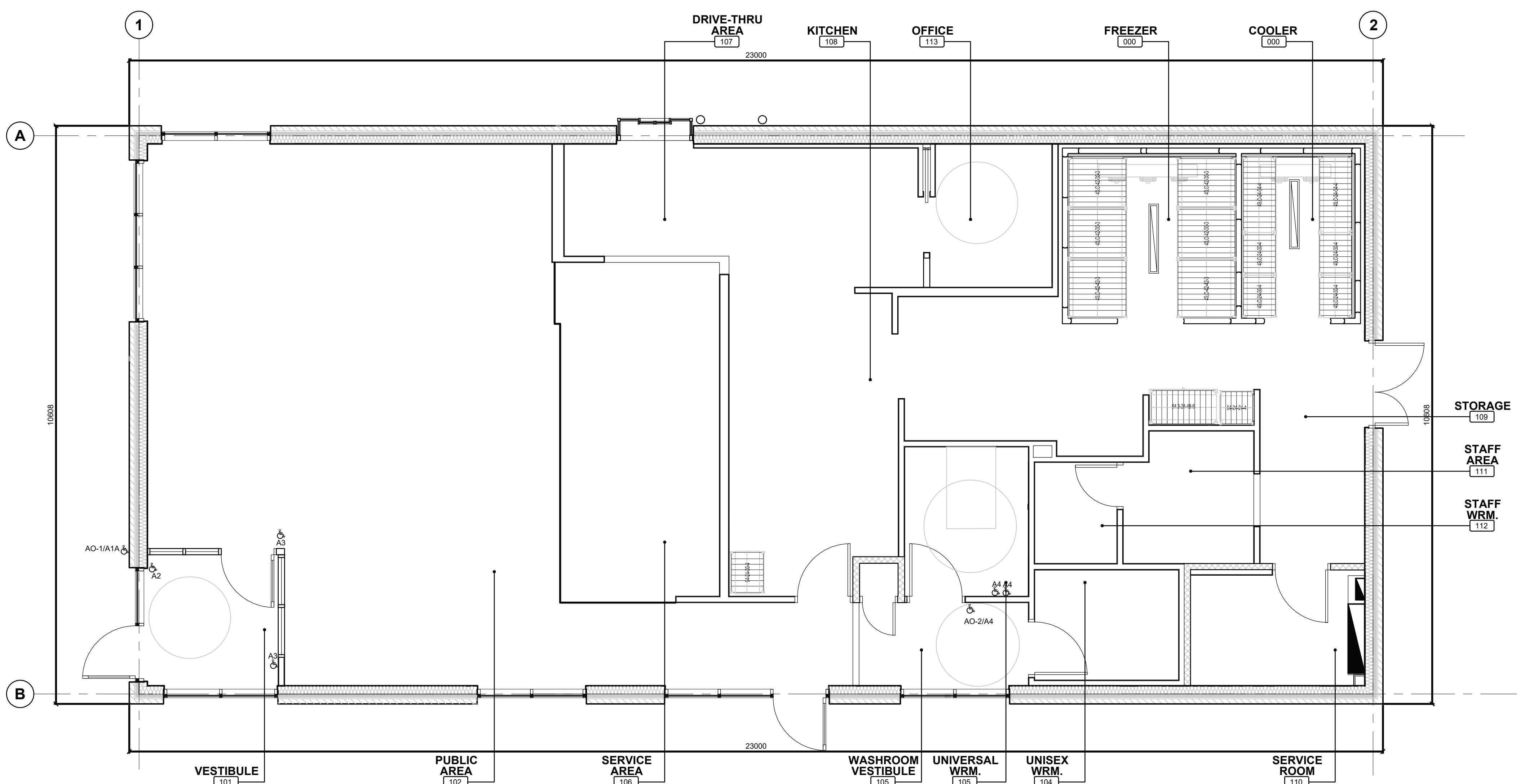
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PROJET / PROJECT
Tim Hortons

STORE TYPE
LOCATION
2300 BANK STREET,
OTTAWA
ONTARIO

DRAWING TITLE
FLOOR PLAN

DRAWN BY SH	CHECKED CC
SCALE 1:50	DATE SEPT 2025
PROJECT NO. 122191	DRAWING NO. A1.0



1 GROUND FLOOR PLAN
A1.0 SCALE: 1:50

ROOF PLAN NOTES

- LOCATION OF EXISTING ROOF LADDER.
- LINE OF PARAPET.
- LINE OF WALL BELOW
- WHITE ULTRALY TPO MEMBRANE BY FIRESTONE. REFER TO ROOF TYPE SCHEDULE & SPECIFICATIONS.
- LOCATION OF EXISTING OVERFLOW SCUPPER.
- EXISTING ROOF DRAIN. REFER TO MECHANICAL.
- H.V.A.C UNITS AND EXHAUST FANS BY LANDLORD AS PER MECHANICAL DRAWINGS. PROVIDE CURB WHERE REQUIRED. REFER TO DETAIL 2/A4.0.
- EXISTING METAL CAP FLASHING TO REMAIN.
- LINE OF EXISTING HIGH PARAPET WALL BY LL. REFER TO STRUCTURAL AND DETAIL ON SHEET A7.2. PROVIDE SLEEPERS FOR WALK-IN COOLER/FREEZER CONDENSER SLEEPERS TO SPAN ACROSS JOISTS BELOW. REFER TO DETAIL 2/A4.0. ROOF OPENING CURBS, WATERPROOFING BY LL AS REQUIRED PER MANUFACTURER SPECIFICATIONS AND MECHANICAL DRAWINGS. CONDENSING LINE BY GC, TO BE COORDINATED WITH MANUFACTURER (NORBEC).
- RESERVED
- RESERVED
- ROOF TOP MOUNTED ELECTRICAL TRANSFORMER AND CURBS BY LANDLORD. REFER TO ELECTRICAL DRAWINGS.
- ROOF OPENING BY LANDLORD FOR ACCESS OF PIPES & WIRES.
- EXISTING TPO WALK WAY PADS OR X-TREADS BY LL.
- LANDLORD TO PROVIDE & INSTALL 3M NON-SLIP TAPE ON FLASHING AT LADDER LOCATION.
- LL TO PROVIDE CRICKETS AT ALL HVAC UNITS AS REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- EXISTING WALL ENDS WRAPPED WITH BLACK METAL SIDING.
- EXISTING TPO ROOF MEMBRANE ON BACK OF HIGH/LOW PARAPETS. REFER TO DETAIL 1/7.2
- EXISTING TAPERED INSULATION.
- EXISTING 305mm X 305mm PRE-FINISHED METAL VENTED LOUVER AT HIGH PARAPET BY LANDLORD.
- EXISTING ROOFTOP SCREENING BY LANDLORD.
- PRE-MANUFACTURED MESH-BOX BUMP-OUT TO BE SUPPLIED BY TDL AND INSTALLED BY GC. LANDLORD TO PROVIDE POWER AND BACKING PER L'S P.ENG STAMPED STRUCTURAL DRAWINGS. REFER TO MANUFACTURER DRAWINGS FOR INSTALLATION DETAILS AND ELECTRICAL.
- EXTERIOR C-CHANNEL LIGHT AROUND PERIMETER OF BUILDING SUPPLIED BY TDL & INSTALLED BY G.C. REFER TO ELECTRICAL DRAWINGS & EQUIPMENT PLAN ON SHEET A2.
- LED STRIP LIGHTING AROUND PERIMETER OF OVERHANG. REFER TO ELECTRICAL DRAWINGS & ELEVATIONS FOR LOCATION.
- RESERVED
- EXISTING ROOF BY LL TO REMAIN. PATCH AND REPAIR AS REQUIRED. MAKE GOOD, WEATHERPROOF TO MATCH EXISTING.
- RESERVED
- PLUMBING VENT AS PER MECHANICAL DRAWINGS TO BE COORDINATED WITH LL. LL TO PROVIDE OPENING, WATERPROOFING, AND CURB AS REQUIRED.

SYMBOL LEGEND

 1 DETAIL NUMBER
 1 NOTE REFERENCE

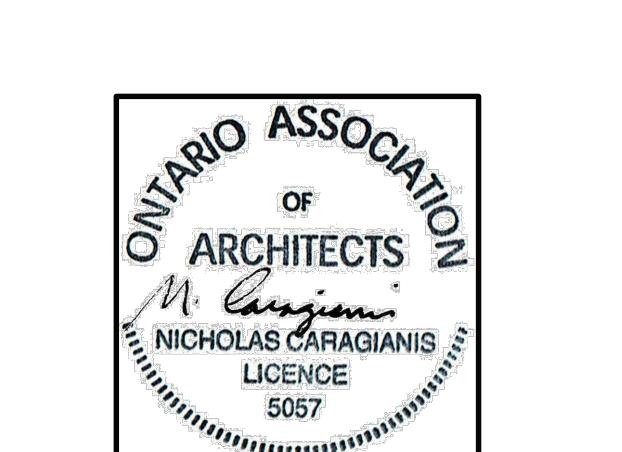
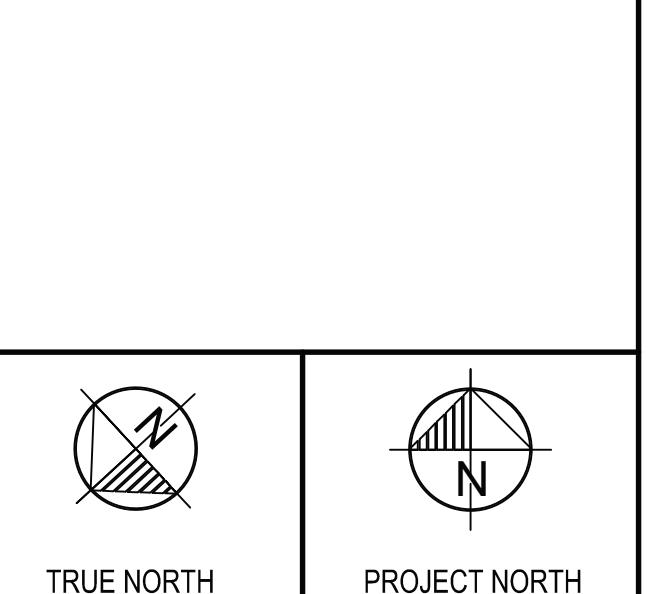
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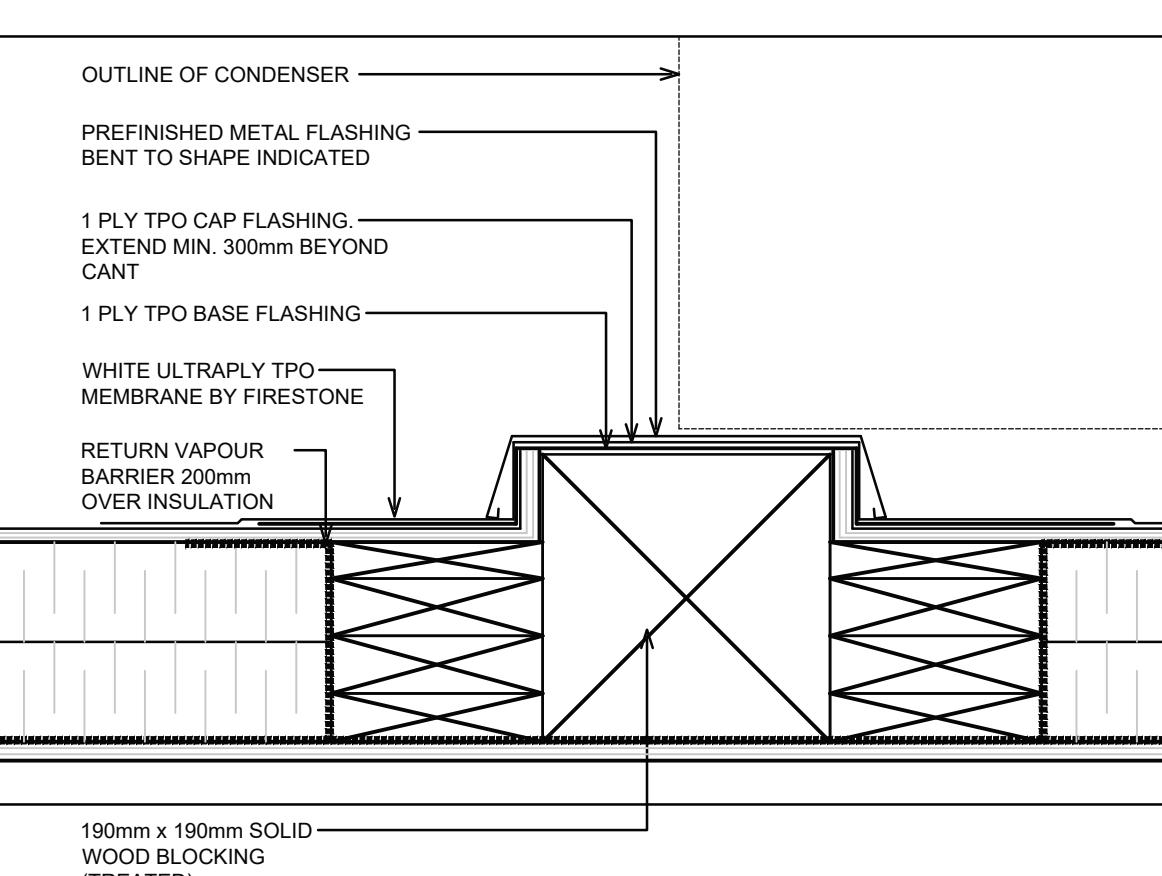
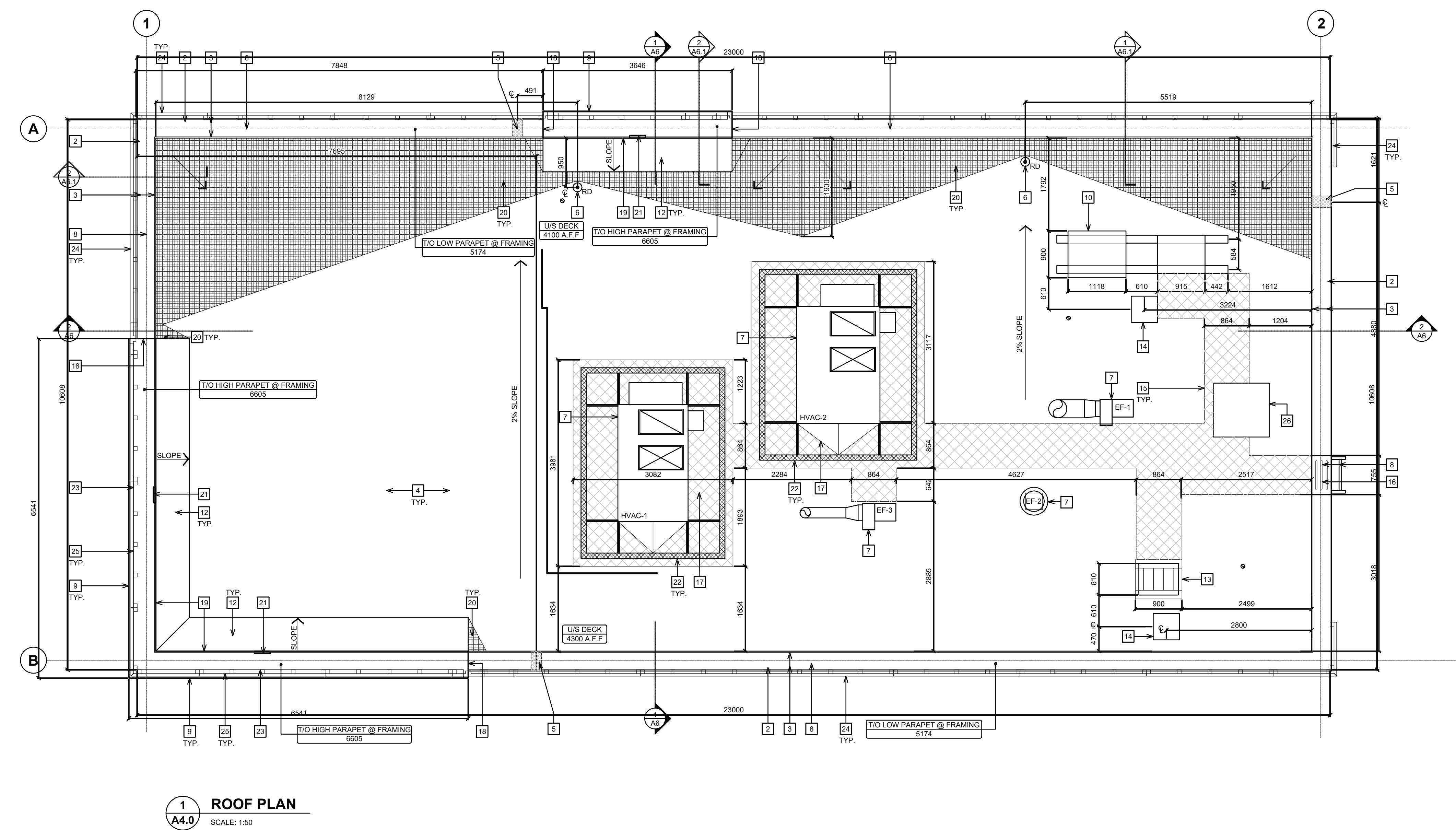
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PROJET / PROJECT
Tim Hortons.
STORE TYPE

LOCATION
2300 BANK STREET,
OTTAWA
ONTARIO

DRAWING TITLE
ROOF PLAN
& DETAILS

DRAWN BY SH	CHECKED CC
SCALE 1:50	DATE SEPT 2025
PROJECT NO. 122191	DRAWING NO. A4.0



2 TYPICAL SLEEPER DETAIL

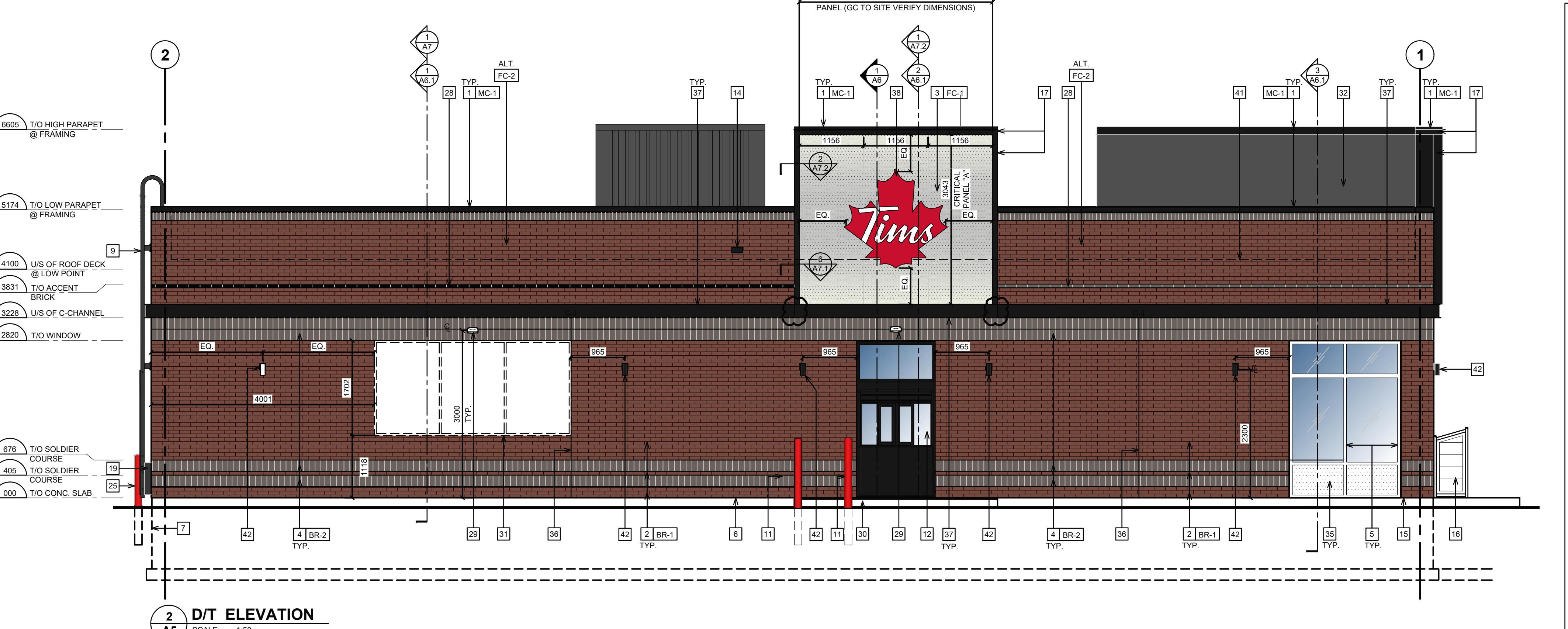
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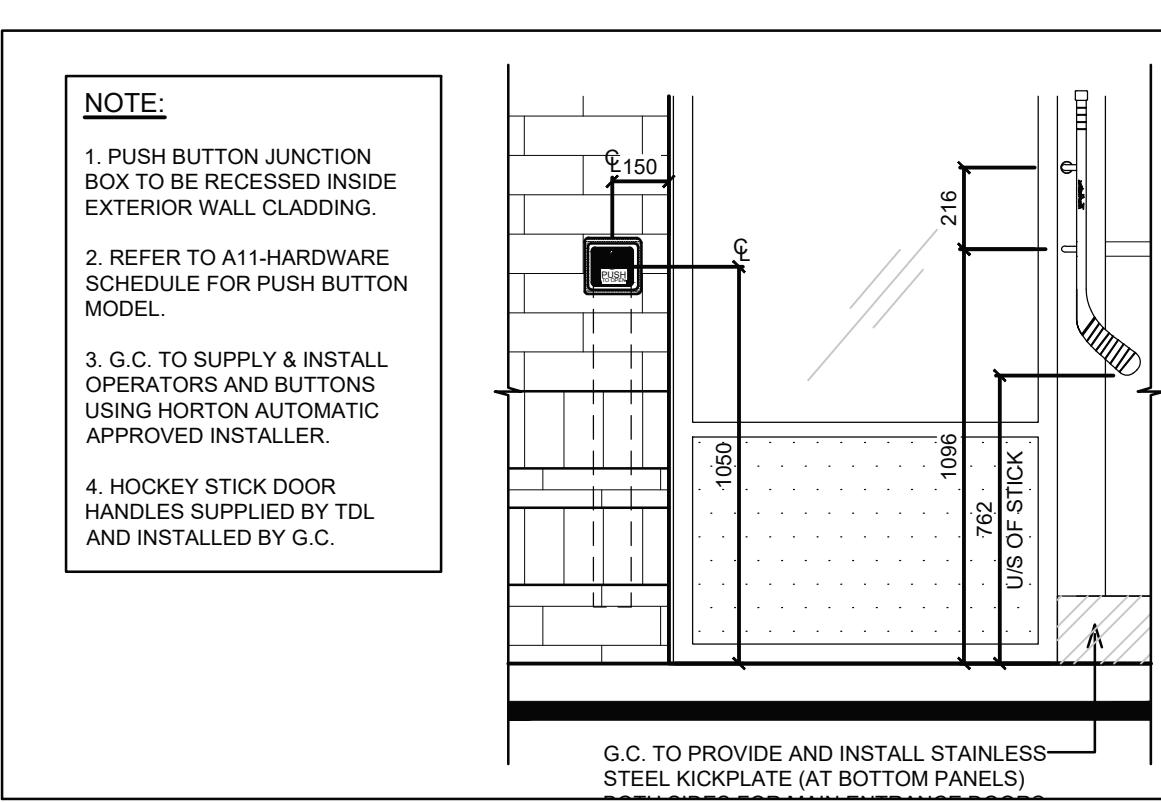
1 FRONT ELEVATION
A5

SCALE: 1:50



2 D/T ELEVATION
A5

SCALE: 1:50



3 ELEVATION @ DOOR OPERATOR
A5

SCALE: 1:20

SYMBOL LEGEND

1 A1.0	DETAIL NUMBER DRAWING NUMBER
1 A1.0	SECTION NUMBER DRAWING NUMBER
01	KEY NOTE
	EXISTING REMOVED.
	HATCH DENOTES AREA NOT IN SCOPE OF WORK UNLESS NOTED.
	HATCH DENOTES AREAS THAT ARE EXISTING. CLEAN AND PREPARE FOR NEW PAINT IF NOTED.

GENERAL NOTES

1. REFER TO EXTERIOR FINISH SCHEDULE FOR CAULKING COLOUR.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

MASONRY/MORTAR SPEC.

1. THE MORTAR COLOURING BY ROCKWOOD PIGMENTS, SEE FINISH SCHEDULE A5
2. THE SPECIFICATIONS OF THE COLOURING MANUFACTURER ARE TO BE FOLLOWED.
3. ALL BRICK JOINTS ARE TO BE RAKED 6mm DEEP.
4. ALL BRICK MORTAR IS TO BE SPECIFIED.
5. ANY BRICK MASONRY WHICH DOES NOT MATCH THE APPROVED SPECIFICATION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

GENERAL NOTES

G.C. TO COORDINATE HEIGHT OF THE ROOF WITH LANDLORD. ENSURE ALL THE SUB-TRADES ARE MADE AWARE OF THE FINAL COORDINATED HEIGHT.

EXTERIOR FINISH SCHEDULE

TAG	PRODUCT	MANUF.	TYPE AND COLOUR
MC-1	PREFINISHED METAL FLASHING	FIRESTONE	FLASHING AT BRICK PARAPET : COLOUR: TO MATTE BLACK FLASHING AT FOUNDATION : COLOUR: MATTE BLACK ALL FLASHING AT WINDOWS IS TO BE MATTE BLACK
FC-1	PERFORATED METAL LIGHTBOX FIXTURE	MONTREAL NEON	PERFORATED WHITE METAL OVER BLACK METAL PANELS FRAMED WITH BLACK METAL. OVERLAY FRAME THAT EXTENDS TO GRADE. LED STRIPLIGHT TO CAST LIGHT ALONG PERIMETER OF PERFORATED METAL. PANEL SIZES: A. 1156mm (45.5") x 3048mm (120") B. 1156mm (45.5") x 2235mm (88") NOTE: REFER TO EXTERIOR ELEVATION FOR PANEL SIZE (PANEL A OR PANEL B)
FC-2	CUSTOM FINISHED EXTRUDED ALUMINUM SIDING	KNOTWOOD (SUPPLIED BY HJC)	FLAT SIDING THAT APPROVED CUSTOM FINISH G.C. TO LUNCH UP IN FIELD EXTRUDED ALUMINUM OUTSIDE/INSIDE CORNER PIECES, COVERS AND JOINTS WITH APPROVED CUSTOM FINISH. COLOUR: 'CANADIAN SHIELD' NOTE: TO BE INSTALLED IN STAGGERED PATTERN TO AVOID ALIGNED VERTICAL JOINTS.
BR-1	BRICK	ENDICOTT CLAY PRODUCTS	MODULAR FACE BRICK 84mm D x 57mm H x 194mm L. COLOUR: MEDIUM IRONSPOT 77, SMOOTH FINISH, RUNNING BOND. MORTAR: SM730, BRIARWOOD
BR-1.1	TIM STONE (PRIMARY FIELD BRICK)	SHOUDLICE	TIM STONE RED VELVET RUNNING BOND * ONLY TO BE USED IN WESTERN CANADA (SK, AB, BC) WHEN APPROVED BY TH DESIGN
BR-2	BRICK (ACCENT)	ENDICOTT CLAY PRODUCTS	MODULAR FACE BRICK 94mm D x 57mm H x 194mm L. COLOUR: ENDICOTT DARK IRONSPOT, ARTISAN FINISH, SOLDIER COURSE. MORTAR: SM730, BRIARWOOD.
BR-2.1	TIM STONE (SOLDIER COURSE/ ACCENT BRICK)	SHOUDLICE	TIM STONE HOT CHOCOLATE ONLY TO BE USED IN WESTERN CANADA (SK, AB, BC) WHEN APPROVED BY TH DESIGN
P-2B	PAINT - DOOR / FRAME, LADDER & HANDRAIL	SHERWIN WILLIAMS	PAINT FOR EXTERIOR METALS. COLOUR: #SW 7099 IRON ORE - MIN. 2 FINISH COATS
P-17	PAINT - BOLLARD (ONLY PAINT IN CASE CAN'T USE THE COVER)	SHERWIN WILLIAMS	PAINT FOR BOLLARD COLOUR: #SW 6868 REAL RED - MIN. 2 FINISH COATS
	CAULKING	FRANKLIN INTERNATIONAL CAULKING	CAULKING TO MATCH COLOUR OF ADJACENT FINISHES
	O-CHANNEL PERIMETER INTEGRATED LIGHTING	MONTREAL NEON	CUSTOM LENGTH; COLOUR: BLACK.
	ANODIZED ALUMINUM (WINDOW FRAMES & DOOR FRAMES, VESTIBULE FRAMES & DOORS, EXIT ONLY DOOR)	ALUMICOR LIMITED OR APPROVED EQUIVALENT	ALUMINUM FINISH (CLASS 1, .7 MILS MINIMUM) ALUMINUM BLACK ANODIZED BY ALUMICOR. CAULKING BETWEEN WINDOW FRAMES/DOOR FRAMES & EXTERIOR CLADDING COLOUR TO MATCH WINDOW FRAMES/DOOR FRAMES (TREMO DYNAMIC). SPANDREL PANEL AT STORE FRONT ALUMINUM BLACK ANODIZED.
	ANODIZED ALUMINUM (EXTERIOR STOREFRONT SWING DOORS ONLY)	ALUMICOR LIMITED OR APPROVED EQUIVALENT	ALUMINUM FINISH (CLASS 1, .7 MILS MINIMUM) ALUMINUM BLACK ANODIZED BY ALUMICOR. CAULKING BETWEEN DOOR FRAMES & EXTERIOR CLADDING COLOUR TO MATCH DOOR FRAMES (TREMO DYNAMIC). SPANDREL PANEL AT STORE FRONT ALUMINUM BLACK ANODIZED. NO MID RAIL FINISH TO BE BLACK, HINGES AND DOOR PULL/PUSH TO BE BLACK. DOOR PULL: CUSTOM HOCKEY STICK HANDLES
	WALL PACK		DARK GRAY TEXTURED PAINT
	SCONCE LIGHT		RUGGED CAST-ALUMINUM HOUSING 'BLACK'

NOTE:

1. REFER TO SPECIFICATIONS ON SHEET SP4 FOR APPROVED SUPPLIERS LIST.
2. FINISH SCHEDULE IS MASTER LIST OF APPROVED FINISHES FROM RIB. G.C. TO DETERMINE / ESTABLISH WHICH FINISHES APPLY ON PROJECT TO PROJECT BASIS. NOT ALL FINISHES IN THIS SCHEDULE MAY BE APPLIED.

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05	2025-10-20	INITIAL SK5 FOR REVIEW

REVISIONS

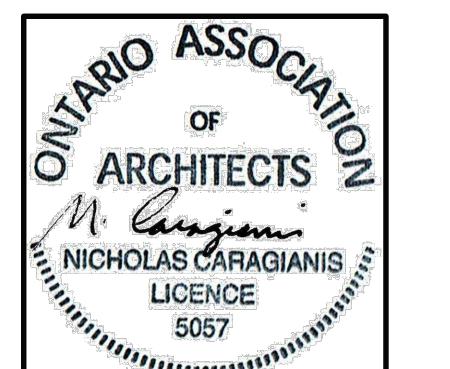
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EXTERIOR ELEVATION NOTES

- 1 EXISTING PREFINISHED METAL FLASHING. REFER TO EXTERIOR FINISH SCHEDULE. - BY LANDLORD
- 2 EXISTING BRICK. REFER TO EXTERIOR FINISH SCHEDULE. - BY LANDLORD
- 3 PANELS / BUMP-OUT FEATURE (REFER TO EXTERIOR FINISH SCHEDULE) INCLUDING ALL MOUNTING HARDWARE/HAT CHANNELS/LIGHTING/DRIVERS TO BE SUPPLIED BY TIM HORTONS & G.C. REFER TO SHEET S09 FOR MANUFACTURER INSTALLATION DETAILS. REFER TO ELECTRICAL DRAWINGS FOR JUNCTION BOX LOCATION. G.C. TO SITE VERIFY DIMENSIONS WITH MONTREAL NEON.
- 4 EXISTING SOLDIER COURSE ACCENT BRICK - MODULAR SIZE. REFER TO EXTERIOR FINISH SCHEDULE. - BY LANDLORD
- 5 EXISTING ANODIZED ALUMINUM FRAMES. REFER TO WINDOW SCHEDULE ON SHEET A11. - BY LANDLORD
- 6 EXISTING EXPOSED FOUNDATION TO BE PARSED & FREE OF IMPERFECTIONS. - BY LANDLORD
- 7 EXISTING POURED CONCRETE FOUNDATION. - BY LANDLORD
- 8 105mm (4") HIGH ILLUMINATED SIGN MOUNTED ON EXTERIOR WALL CLADDING BY SIGN COMPANY. G.C. TO ENSURE TO PROVIDE ADEQUATE WOOD BLOCKING/BACKING FOR SIGNAGE SUPPORT (COORDINATE WITH SIGN MANUFACTURER), G.C. TO COORDINATE WITH SIGN MANUFACTURER AND SIGN INSTALLER FOR LOCATION OF FASTENERS. REFER TO ELECTRICAL DRAWINGS. - BY LANDLORD
- 9 ROOF ACCESS LADDER FOR EASTERN CANADA LOCATIONS. - BY LANDLORD
- 10 EXISTING METAL PIPE RAILING. REFER TO DETAIL - BY LANDLORD
- 11 150mm DIAM. METAL BOLLARD FILL W/ CONCRETE C/W BOLLARD COVER. REFER TO DETAIL 5/A1.1. - BY LANDLORD
- 12 EXISTING DRIVE-THRU WINDOW WITH INSULATED PANEL. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11. - BY LANDLORD
- 13 RESERVED.
- 14 EXISTING OVERFLOW SCUPPER. REFER TO DETAIL - BY LANDLORD
- 15 EXISTING CONCRETE SIDEWALK (BY OTHERS). REFER TO SITE PLAN. - BY LANDLORD
- 16 EXTERIOR RECYCLING UNIT SUPPLIED BY TDL GROUP CORP. & INSTALLED BY G.C.
- 17 BUMP-OUT FEATURE (COLOUR: MATTE BLACK) SUPPLIED BY TIM HORTONS C/W PREFINISHED METAL FLASHING BY G.C. G.C. TO COORDINATE WITH MONTREAL NEON FOR INSTALLATION. REFER TO DETAILS MARKED ON EXTERIOR ELEVATIONS.
- 18 HWT CONCENTRIC VENT TO BE INSTALLED PRIOR TO EXTERIOR CLADDING. EXACT LOCATION TO BE DETERMINED ON SITE. - BY LANDLORD
- 19 EXISTING LOCATION OF GAS METER. REFER TO MECHANICAL DRAWINGS. - BY LANDLORD
- 20 ANODIZED ALUMINUM (EXTERIOR STOREFRONT SWING DOORS). G.C. TO INSTALL NEW 'HOCKEY STICK DOOR HANDLES' ON PULL SIDE (SUPPLIED BY TDL GROUP CORP.), REFER TO WINDOW SCHEDULE ON SHEET A11. - BY LANDLORD
- 21 LOCATION OF REMOTE SUCTION FOR GREASE INTERCEPTOR. REFER TO MECHANICAL DRAWINGS. - BY LANDLORD
- 22 RESERVED.
- 23 RESERVED.
- 24 G.C. TO PROVIDE & INSTALL TWO (2) "NO-SMOKING WITHIN 7.5m" SIGNAGE AT ENTRIES/EXITS. CONFIRM SIZE, COLOUR & REQUIREMENTS AS PER SPECIFIC LOCAL CODES AND BYLAWS.
- 25 RESERVED.
- 26 G.C. TO PROVIDE & INSTALL STAINLESS STEEL KICK PLATE (AT BOTTOM PANELS) ON BOTH SIDES FOR MAIN ENTRANCE DOORS, VESTIBULE DOORS & EXIT DOORS. REFER TO EXTERIOR FINISH SCHEDULE. - BY LANDLORD
- 27 COLUMN DOOR OPERATOR FOR BARRIER FREE DOORS (INSTALLED AT MIN. 150mm A.F.F. AND MAX 1100mm A.F.F.) REFER TO ELECTRICAL DRAWINGS AND DOOR/HARDWARE SCHEDULE ON SHEET A11. REFER TO DETAIL 3/A5 AND SHEETS A2.
- 28 EXISTING RUNNING BOND ACCENT BRICK - MODULAR SIZE. REFER TO EXTERIOR FINISH SCHEDULE. - BY LANDLORD
- 29 EXISTING WALL PACK. REFER TO ELECTRICAL DRAWINGS. - BY LANDLORD
- 30 G.C. TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 200mm FROM FACE OF EXTERIOR CLADDING AND LENGTH OF CURB IS EXTENT OF FEATURE WALL. - BY LANDLORD
- 31 EXTERIOR POLE FRAMES (SUPPLIED AND INSTALLED BY OTHERS). G.C. TO ENSURE TO PROVIDE ADEQUATE WOOD BLOCKING IN WALL. - BY LANDLORD
- 32 EXISTING TPO ROOF MEMBRANE ON BACK OF PARAPET WALLS. REFER TO SPECIFICATIONS. - BY LANDLORD
- 33 RESERVED.
- 34 RESERVED.
- 35 EXISTING INSULATED METAL PANEL (COLOR: BLACK ANODIZED). REFER TO WINDOW SCHEDULE ON SHEET A11. - BY LANDLORD
- 36 G.C. TO PROVIDE CONTROL JOINT (AS PER MANUFACTURER SPECIFICATIONS) COMPLETE WITH BACKING ROD & SEALANT (SEALANT COLOUR TO MATCH COLOUR OF MORTAR). - BY LANDLORD
- 37 G.C. TO INSTALL NEW C-CHANNEL C/W INTEGRATED PERIMETER LIGHTING ABOVE SOLDIER COURSE. LANDLORD TO PROVIDE POWER AND JUNCTION BOX FOR ELECTRICAL WIRING. REFER TO EXTERIOR FINISH SCHEDULE. LANDLORD TO COORDINATE DETAILS WITH MANUFACTURER & PROVIDE SUPPORT SYSTEM AS REQUIRED.
- 38 1728mm x 1728mm RED LEAF ILLUMINATED SIGNAGE OVER DRIVE THRU WINDOW. SUPPLIED BY TDL & INSTALLED BY SIGN COMPANY. LANDLORD TO COORDINATE WITH SIGN MANUFACTURER AND SIGN INSTALLER FOR LOCATION OF FASTENERS. REFER TO ELECTRICAL DRAWINGS.
- 39 APPROXIMATE LOCATION OF PROVINCE STAMP BY SIGN COMPANY.
- 40 EXTERIOR LED SIGN LIGHT. REFER TO ELECTRICAL DRAWINGS. - BY LANDLORD
- 41 DASHED LINE INDICATES ROOF LINE.
- 42 WALL SCONCE. REFER TO ELECTRICAL DRAWINGS. - BY LANDLORD



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PROJET / PROJECT

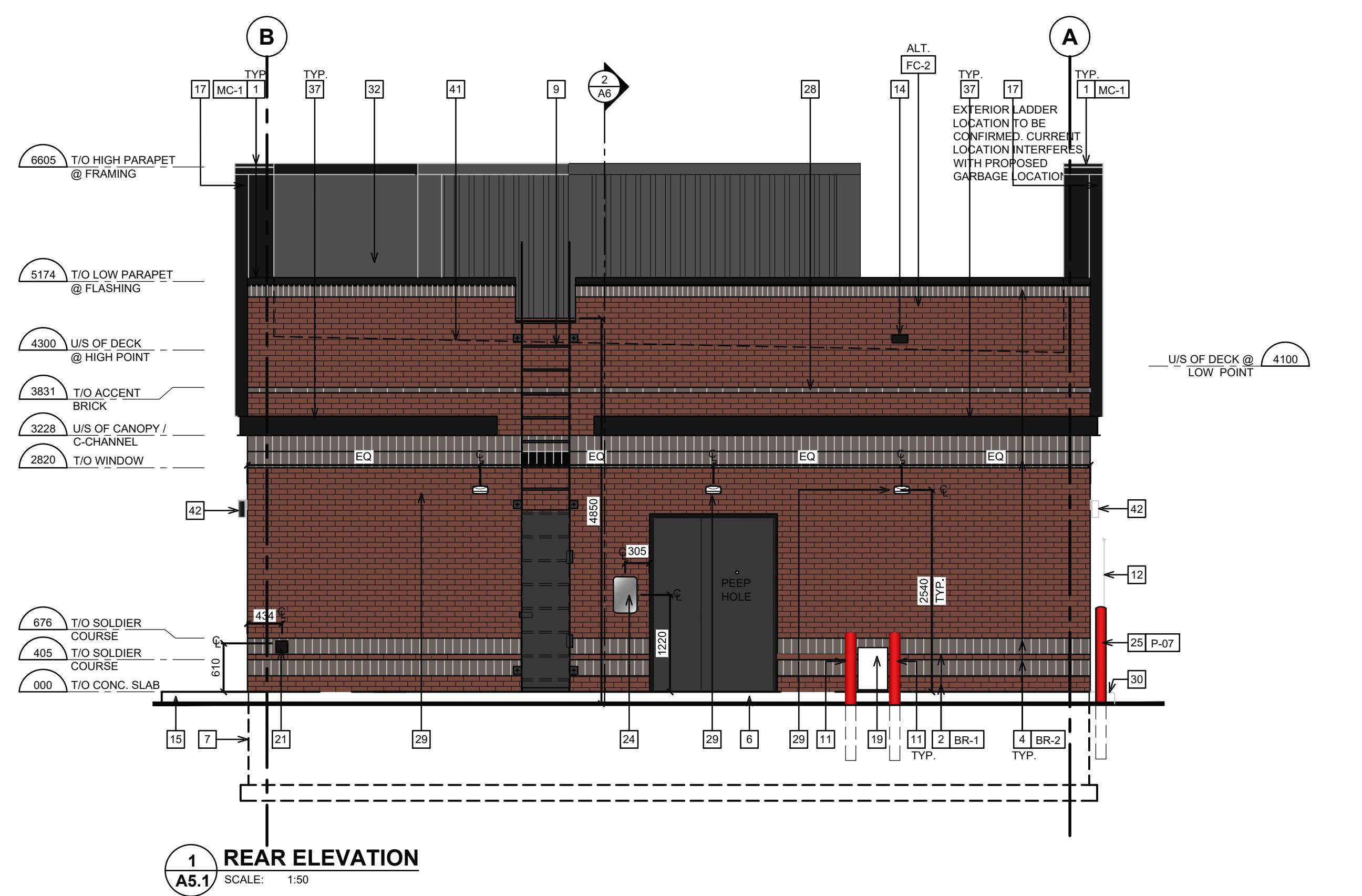
Tim Hortons.

STORE TYPE

2300 BANK STREET,
OTTAWA
ONTARIO

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN BY SH	CHECKED CC
SCALE 1:50	DATE SEPT 2025
PROJECT NO. 122191	DRAWING NO. A5.0

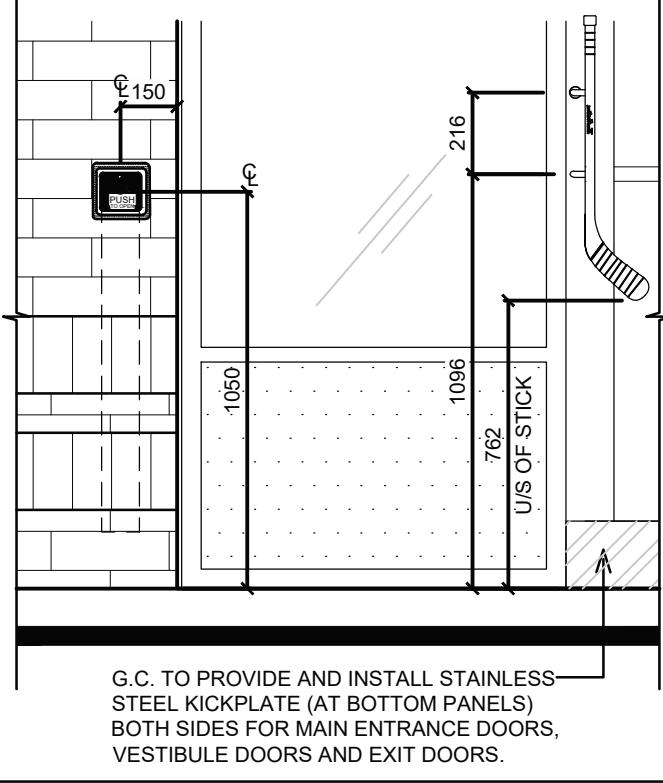


1 REAR ELEVATION
A5.1 SCALE: 1:50



NOTE:

1. PUSH BUTTON JUNCTION BOX TO BE RECESSED INSIDE EXTERIOR WALL CLADDING.
2. REFER TO A11-HARDWARE SCHEDULE FOR PUSH BUTTON MODEL.
3. G.C. TO SUPPLY & INSTALL OPERATORS AND BUTTONS USING HORTON AUTOMATIC APPROVED INSTALLER.
4. HOCKEY STICK DOOR HANDLES SUPPLIED BY TDL AND INSTALLED BY G.C.



SYMBOL LEGEND

DETAIL NUMBER	DRAWING NUMBER
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